

MOBILE HOME PILLARS, PIERS, PADS, RUNNERS AND TIE DOWNS

PILLARS:

1. When available, pillars must be installed according to the manufacturer's instructions specifying the location and minimum imposed load capacity.
2. In the absence of the manufacturer's specifications, the installation of mobile homes shall, at a minimum, comply with the following specifications:
 - a. Pillars shall be installed directly under each main frame beam. If the distance between the main frame beams does not conform to the pad or pillars that are permanently installed on the mobile home site, cross beams shall be used. These cross beams may be of steel or pressure-treated wood which resists decay and which has an imposed load capacity of 3,000 pounds per square foot (PSF). The cross beams shall extend a minimum of 6 inches beyond each main frame beam, but shall not extend beyond the sides of the mobile home. A wood beam shall not rest on the ground, but shall rest on the cap. If the cross beam interferes with a utility to the mobile home, the cross beam placement may be between blocks. If a cross beam is used between blocks, it shall be a minimum of 6 inches by 8 inches.
 - b. Pillars shall be placed on 10-foot centers along the length of each main frame beam, but may be placed at less than 10-foot centers. If the pillars interfere with the axle area, they may be placed to a maximum of 13-foot centers, but the pillar placement shall not be less in number than if placed on 10-foot centers.
 - c. The pillars nearest each end of the mobile home shall be within 3 feet of either end.
 - d. Pillars shall be constructed of solid concrete, cored concrete blocks, or a heavy metal screw column which bears on both frame and foundation or other acceptable design and construction meeting mobile home industry standards,
 - e. Concrete block pillars shall be constructed of regular 8 inch by 8 inch by 16 inch blocks and placed on the pillar platform. The blocks shall be placed with the open cells vertical and the blocking of the pillar shall be single tiered. A cap shall be placed on top of the pillar. A wood plate 1 inch by 8 inches by 16 inches, or 2 inches by 8 inches by 16 inches may be placed on top of the cap for leveling. Shims may be fitted and driven tight between the wood plate or cap and the mainframe and shall not take up more than 1 inch of vertical height,
 - f. Pillars shall be installed perpendicular to the main frame of the mobile home.
3. Solid concrete pillars may be of cone or pyramid design with a minimum 16-inch base tapered to a minimum 9-inch top. Shimming shall be the same as for the concrete block pillar.
4. All pillars shall have a minimum imposed load capacity of 3,000 pounds.
5. If the manufacturer's recommended installation specifications, or their equivalent, exceed the minimum specification stated in these rules, the manufacturer's specifications shall in all cases be complied with. The burden of reasonable proof of equivalency rests with the installer/owner.

PIERS:

Piers are to be placed at each location where a pillar would be located. Piers are to be cement 18 inches in diameter or equivalent and be below the frost line (42 inches) grade.

Cement must be equivalent to 3,000 PSI at 28 days. The top of the piers must be at least 2 inches above grade. The grade must slope away from the piers.

PADS:

Pads are only allowed on soils that are not subject to frost, i.e., well drained soils. Pads must be at least 5 inch concrete with No. 4 wire mesh the full width and length of the unit.

Cement must be equivalent to 3,000 PSI at 28 days. The top of the pad must be at least 2 inches above grade. The grade must slope away from the pad.

RUNNERS:

Runners are only allowed on soils that are not subject to frost, i.e., well drained soils. Runners must be at least 30 inches wide by 6 inches thick cement with No. 4 wire the full length of the unit.

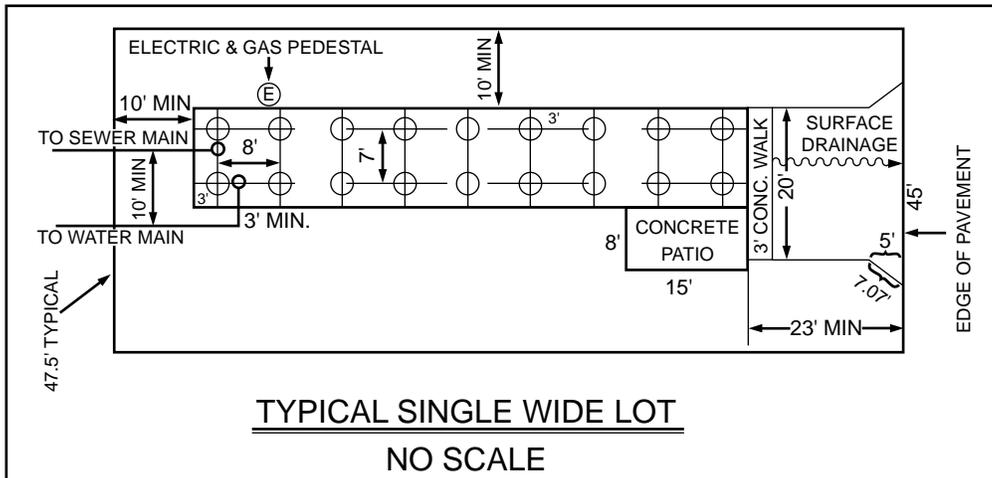
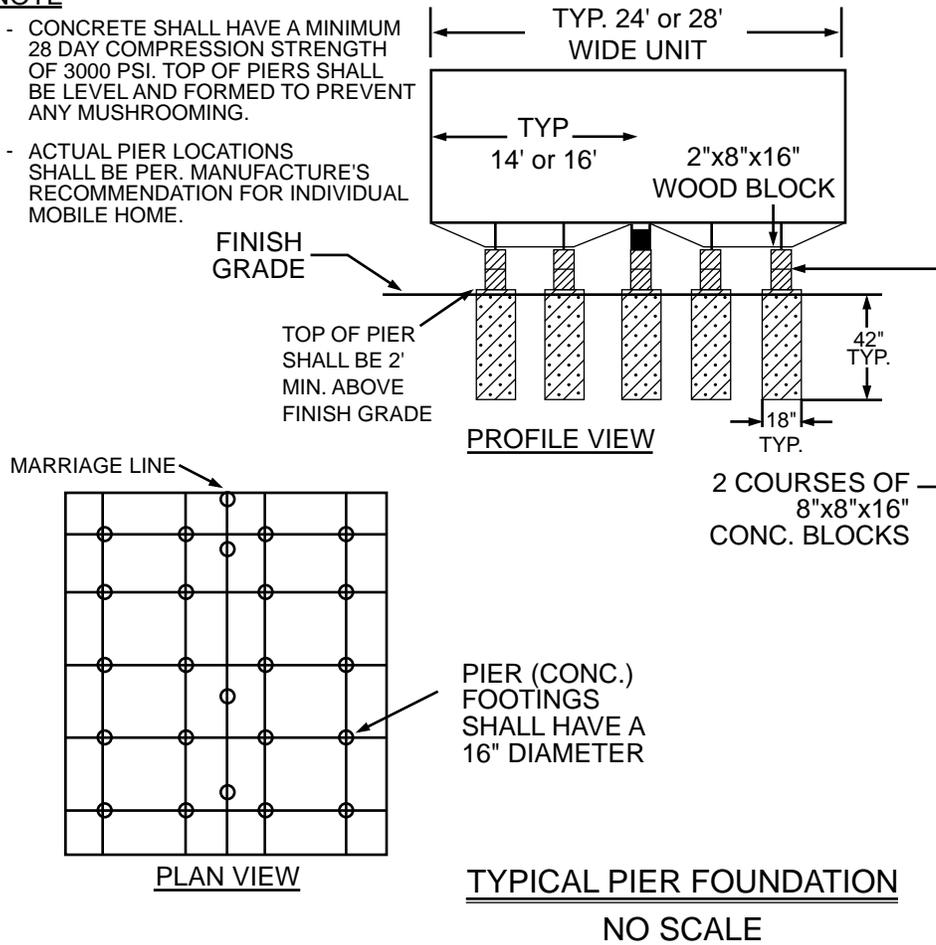
Cement must be equivalent to 3,000 PSI at 28 days. The top of the runners must be at least 2 inches above grade. The grade must slope away from the runners. The runner must be placed below the blocking area of the unit.

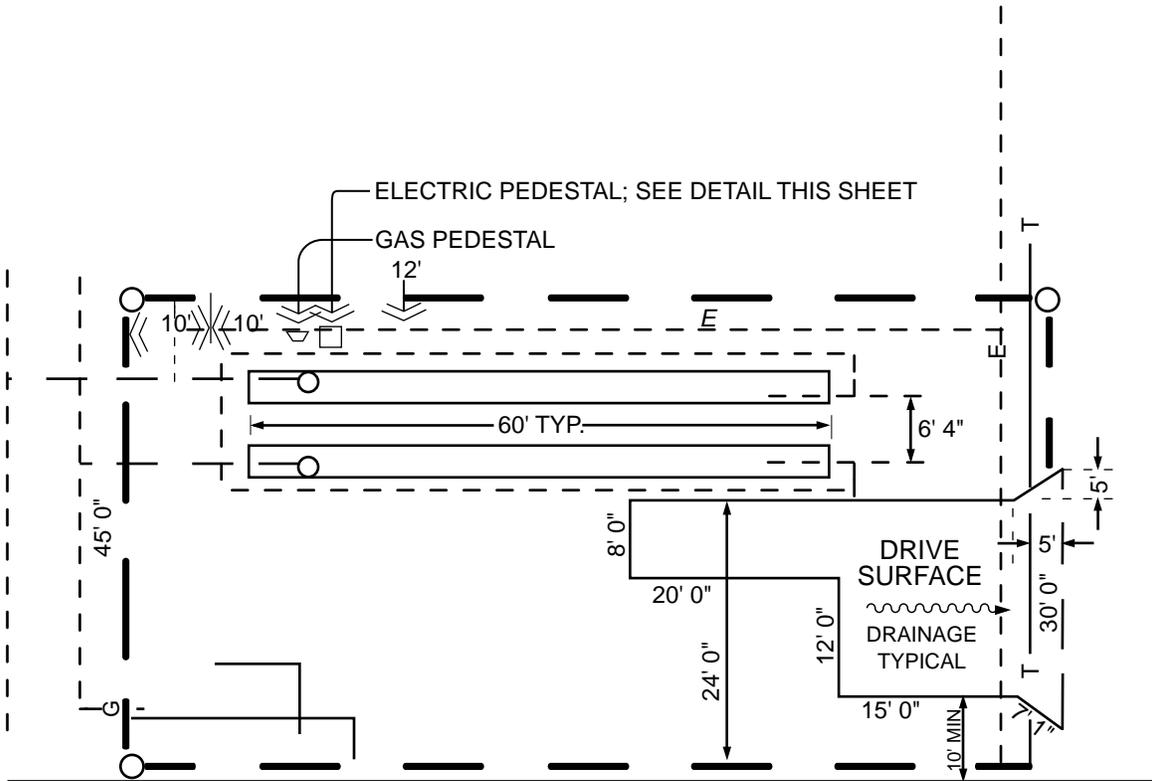
TIE DOWNS:

All mobile homes placed in migrant camps after January 1, 1993, must have tie downs or anchors. Tie downs must be installed in compliance with the manufacturer's specifications. In the absence of the manufacturer's specifications, we suggest the owner contact the manufacturer for the specifications. Tie downs must be anchored to a foundation that extends below the frost line.

NOTE

- 1 - CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 PSI. TOP OF PIERS SHALL BE LEVEL AND FORMED TO PREVENT ANY MUSHROOMING.
- 2 - ACTUAL PIER LOCATIONS SHALL BE PER. MANUFACTURE'S RECOMMENDATION FOR INDIVIDUAL MOBILE HOME.





DRIVES & PAD RUNNERS

- * All concrete used must have a 3,000 psi strength @28 days curing time.
- * Concrete shall be sealed with a curing compound.
- * Concrete shall be 6" min. thickness.
- * Top of concrete shall be at least 2" above finished grade.

SIDEWALKS & PATIOS

- * All concrete used must have a 3,000 psi strength @28 days curing time.
- * Concrete shall be sealed with a curing compound.
- * Concrete shall be 4" min. thickness.
- * Top of concrete shall be at least 2" above finished grade.